



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application Number: # 13301490 14320-00005
Date Received: 3 JAN. 2014
Commission/Civic: Northwest
Existing Zoning: C-4 Application Accepted by: JF Fee: \$1900
Comments: 3/18/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting. The applicant is requesting a variance from 3372.806 which prohibits projecting signs in order to install a "blade" style sign.

LOCATION

1. Certified Address Number and Street Name 5005 Olentangy River Road
City Columbus State Ohio Zip 43214
Parcel Number (only one required) 010-073627

APPLICANT

2. Name Taylor House LLC c/o Jared Smith
3. Address 470 Olde Worthington Road, Suite 470 City/State Westerville, Ohio Zip 43082
4. Phone # 614-901-2400 Fax # _____ Email jsmith@livepreferred.com

PROPERTY OWNER(S)

2. Name Taylor House LLC (send all correspondence to to Applicant)
3. Address 492 South High Street Suite 200 City/State Columbus, Ohio Zip 43215
4. Phone # 614-280-1860 Fax # _____ Email jsmith@livepreferred.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jill S. Tangeman, Esq.
9. Address 52 East Gay Street City/State Columbus, Ohio Zip 43216
10. Phone # 614-464-5608 Fax # _____ Email jstangeman@vorys.com

SIGNATURES

11. Applicant Signature Jared Smith
12. Property Owner Signature Jill Tangeman
13. Attorney / Agent Signature Collin Thomas, Exchange Agent



(M) = Item required for Miscellaneous Graphics Commission action, including banners.

GRAPHICS COMMISSION APPLICATION

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AFFIDAVIT

(See next page for instructions)

14320-00005

5005 Olentangy River Rd.

APPLICATION #

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.

of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43216

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 5005 Olentangy River Road, Columbus, OH 43214

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Taylor House LLC
492 South High Street Suite 200; Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Taylor House LLC
c/o Jared Smith #614-901-2400

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR / CONTACT PERSON
AND ADDRESS

(5) Northwest Civic Association
Rosemarie Lisko, Zoning Chair
1035 Stoney Creek Road, Columbus, OH 43235

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See attached.

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) Jill Tangeman

Subscribed to me in my presence and before me this day of January, in the year 2014.

SIGNATURE OF NOTARY PUBLIC

(8) Michelle L. Parmenter

My Commission Expires:

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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760 Northlawn Drive LLC
c/o West Notifications Inc.
11808 Miracle Hills Drive
Omaha, NE 68154

Elfriede D. Drescher
4925 Olentangy River Road
Columbus, OH 43215

Joseph V. and Nancy J. Nerone
832 Crestway Drive
Columbus, OH 43235

Olentangy Plaza 450, LLC
c/o Ramco 450 LLC
P.P. Box 4900, Dept. 365
Scottsdale, AZ 85261

Wendy Bethel LLC
341 S. 3rd Street, Suite 300
Columbus, OH 43215

Mary Ann Orcutt Trustee
7661 Norhill Road
Columbus, OH 43235

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BMI Federal Credit Union
6165 Emerald Parkway
Dublin, OH 43016

Franklin Bank
733 Bethel Road
Columbus, OH 43214-1901

Olentangy Bethel LLC
6221 Riverside Drive, Suite 2N
Dublin, OH 43017

Tim Bethel LLC
341 S. 3rd Street, Suite 300
Columbus, OH 43215

Taylor House LLC
470 Olde Worthington Road
Suite 470
Westerville, Ohio 43082

 **AVERY® 5160®**

City of Columbus
c/o Real Estate Management
90 West Broad St., Room 425
Columbus, OH 43215

Knightsbridge Olentangy LLC
1533 Lake Shore Drive
Columbus, OH 43204

Olentangy Plaza 450 LLC
31500 NW Highway #300
Farmington Hills, MI 48334

Patricia M. Tweel
2710 Canterbury Road
Columbus, OH 43221

KFC US Properties Inc.
c/o KFC National/Pizza Hut
P.O. Box 35370
Louisville, OH 40232-5370

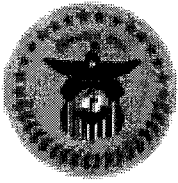
Olentangy Square LP
c/o Pace Financial Group LLC
191 W. Nationwide Blvd., Suite 150
Columbus, OH 43215

12/16/2013-18227812
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CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14320-00005
5005 Olentangy River Rd.

One Stop Shop Zoning Report Date: Fri Jan 24 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5005 OLENTANGY RIVER RD COLUMBUS, OH

Mailing Address: 341 S 3RD ST STE 300
COLUMBUS OH 43215

Owner: TAYLOR HOUSE LLC

Parcel Number: 010073627

ZONING INFORMATION

Zoning: Z73-161, Commercial, C4
effective 1/26/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: BETHEL ROAD RCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

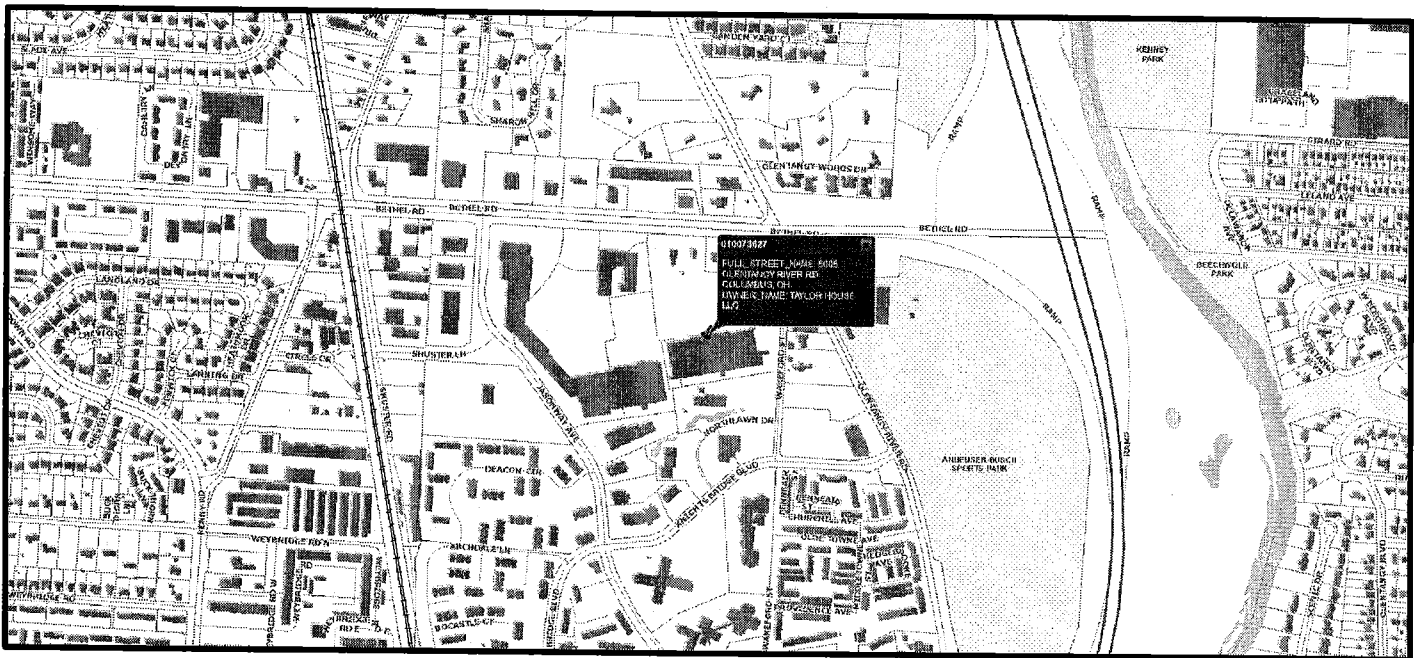
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



STATEMENT OF HARDSHIP

Graphics Variance Application

Applicant: Taylor House LLC

Address: 5005 Olentangy River Road

The applicant is seeking a variance from 3372.806 of the Bethel Road Commercial Overlay to allow the installation of a "blade" sign as shown on Appendix A attached hereto and in the location marked on Appendix B.

The applicant recently constructed a residential hotel on the subject property, which was formerly home to a Kmart store. The former Kmart store had significant non-conforming signage, which has been removed.

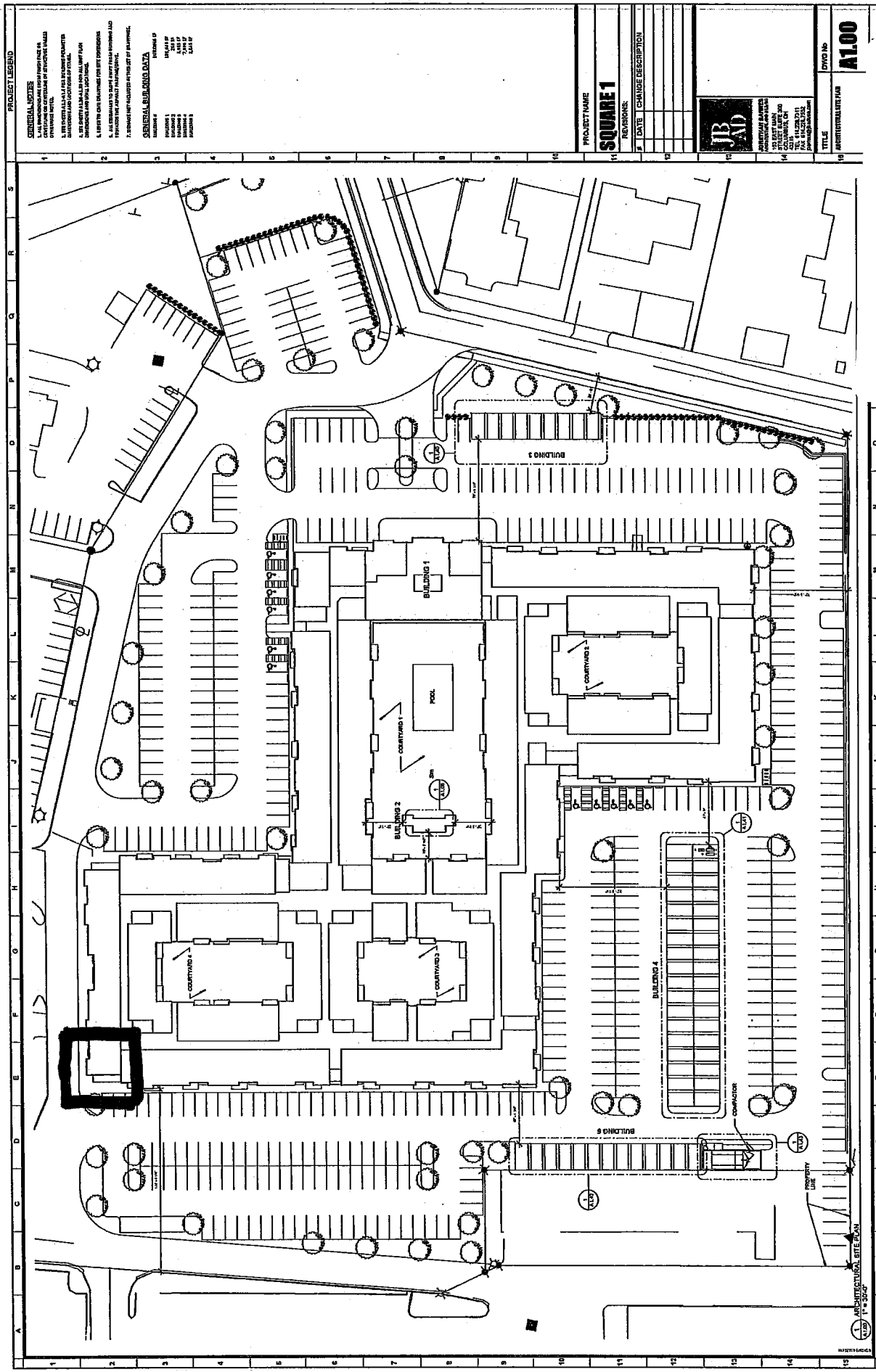
As a result of the outparcels along Bethel Road, visibility of typical monument signage for the new hotel is limited. The proposed "blade" sign would be aligned so as to give visibility to the new hotel from Bethel Road.

The subject property is zoned C-4. While the C-4 zoning would allow for a "blade" sign, the site is also located within the bounds of the Bethel Road Commercial Overlay. The Overlay standards prohibit "projecting" signs, which includes the "blade" style signage.

Johnny Buccelli's, a restaurant located on the north side of Bethel Road in the vicinity of the subject property, has a similar "blade" sign. A picture of the Johnny Buccelli's sign is attached hereto as Appendix C. While this restaurant pre-dates adoption of the Bethel Road Commercial Overlay, it does illustrate that a "blade" style sign can be integrated into the character of the area without negative impact to surrounding properties.

The requested variance, as illustrated by the existence of the Johnny Buccelli's "blade" sign will not be injurious to the neighboring properties nor will it be contrary to the public interest or the purpose of the graphics code.

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5005 Olentangy River Rd.



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5005 Olentangy River Rd.

ADVANCE SIGN GROUP
"YOUR NATIONAL SIGN SOURCE"
180 VALUET COURT COLUMBUS, OH 43261
614-432-1111 FAX 614-432-1109

TAYLOR HOUSE
5001 OLENTANGY RIVER RD
COLUMBUS, OH 43214

CONSULTANT:
A. WASSERSTROM
PROJECT MANAGER:
CATHERINE RUPP
DESIGNER:
DANIELLE ANGLIN
CHECKED:

THIS IS AN ORIGINAL DESIGN, CREATED FOR
ADVANCE SIGN GROUP. THIS PRINT IS NOT TO
BE SHOWN TO ANYONE OUTSIDE OF YOUR
ORGANIZATION, NOR IS IT TO BE REPRODUCED
OR COPIED IN ANY MANNER WITHOUT THE
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TO SHARE FOR CREATIVE TIME INVOLVED IN
THE PRODUCTION OF THIS DESIGN.

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ONE DEDICATED (1) 12VAC CIRCUIT BY
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SIGN.

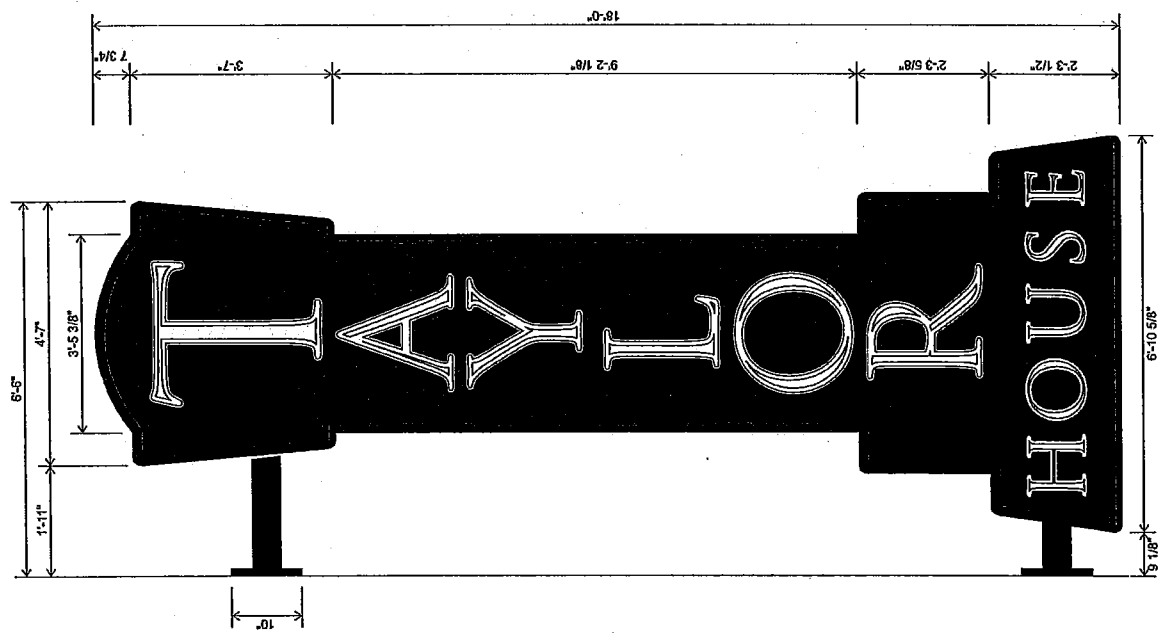
THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 608 OF THE NATIONAL ELECTRICAL
CODE (NEC) AND THE ILLUMINATING
ENGINEERING SOCIETY (IES) RECOMMENDATIONS.
THIS INCLUDES PROPER GROUNDING AND
BONDING.

REVISIONS

1:	
2:	CHANGE LAYOUT
3:	INCREASE SIZE, ADD NEON
4:	
5:	
6:	
7:	
8:	
9:	
10:	

THIS DRAWING SUPERCEDES ALL
OTHER DOCUMENTS PROVIDED BY
OTHERS CONCERNING THE
FABRICATION AND INSTALLATION OF
THIS DESIGN.

CLIENT APPROVED SIGNATURE:
DATE: 10/31/13
DRAWING # 34923
REVISION # 3 2.0

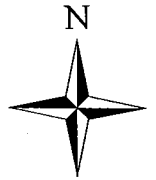


NEON ILLUMINATED BLADE SIGN SCALE: 1/2" = 1'
(1) ONE REQUIRED FOR NORTH WEST CORNER
117 SQ. FT.
SURVEY REQUIRED PRIOR TO FABRICATION

14320-00005
5005 Olentangy River Rd.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010073627

Zoning Number: 5013

Street Name: OLENTANGY RIVER RD

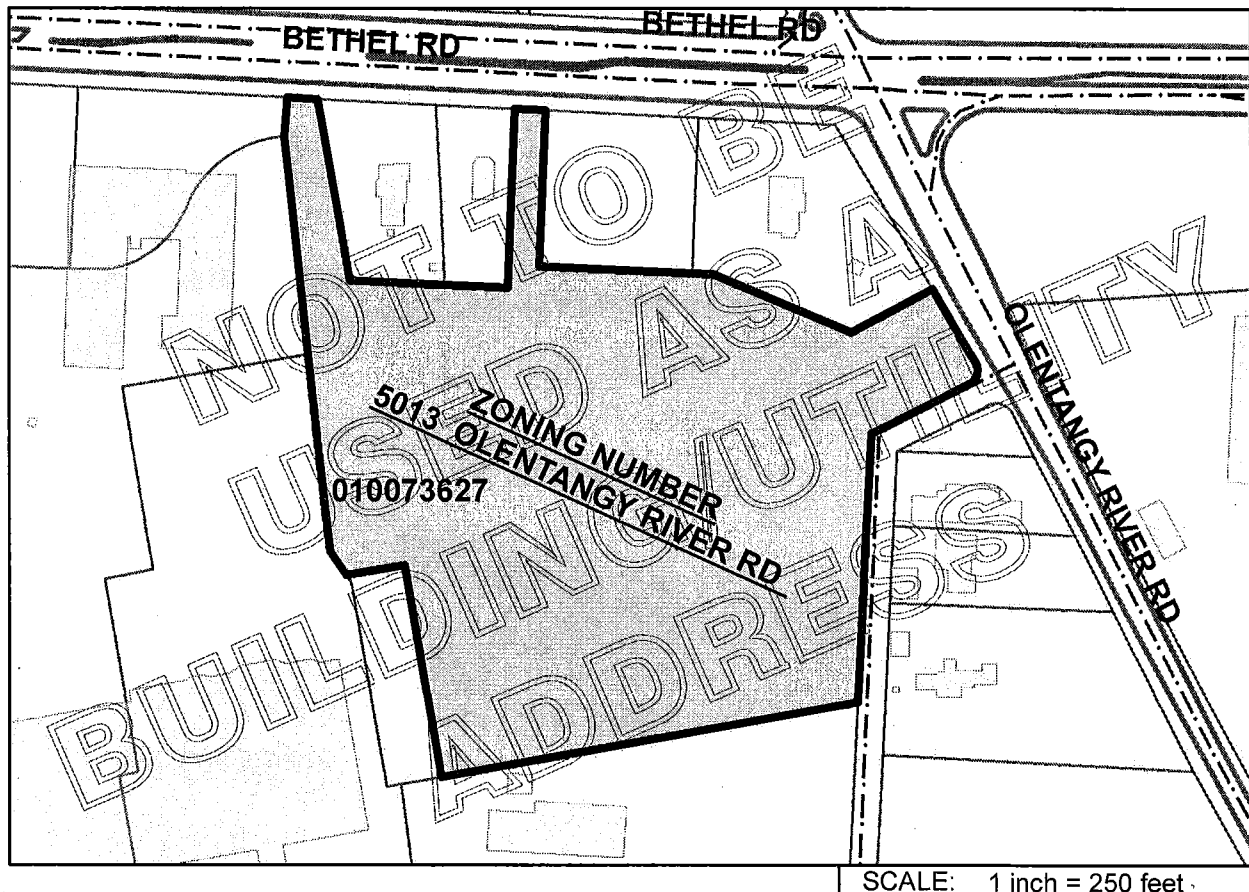
Lot Number: PT LOT D=11.3 AC

Subdivision: OLENTANGY COMMRCIAL CTR

Requested By: VORYS, SATER, SEYMOUR & PEASE (JILL S. TANGEMAN)

Issued By: *Patricia A. Austin*

Date: 12/13/2013

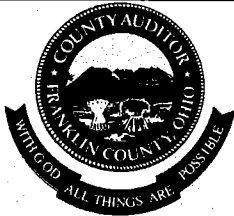


SCALE: 1 inch = 250 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 16104



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 12/20/13



Disclaimer

Scale = 150



This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map are information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

14320-00005
5005 Olentangy River Rd.

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757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION

STATE OF OHIO
COUNTY OF FRANKLIN

14320-00005
5005 Olentangy River Rd.

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

Of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

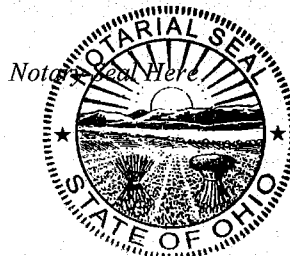
[illegible]

SIGNATURE OF AFFILIANT

Subscribed to me in my presence and before me this 2nd day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017